

**PLANNING COMMISSION
SITE PLAN COMPATIBILITY WAIVER REQUEST REVIEW SHEET**

CASE: SP-2017-0081C **PLANNING COMMISSION DATE:** October 24, 2017

PROJECT NAME: South 5th Street Apartments

ADDRESS OF SITE: 2421 S 5th St

APPLICANT: LJA Engineering, Inc. (Michael Porvaznik, PE)

AGENT: Austin South 5th, LLC (Patrick Youngh)

AREA: 0.2115 acres

COUNCIL DISTRICT: 3

WATERSHED: West Bouldin Creek (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a multi-family project with associated improvements, and is requesting a waiver for reduced compatibility setbacks (25-2-1063).

EXISTING ZONING:

The site is zoned MF-3. The site plan complies with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1063:

A person may not construct a structure 25 feet or less from property:

- (1) In an urban family residence (SF-5) or more restrictive zoning district, or;
- (2) On which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot to an approximately 5-foot compatibility setback for a sidewalk. The site is adjacent to live/work and multifamily to the north, single-family to the south, duplexes to the west, and a church to the east. The sidewalk will be adjacent to open space on the site on the south property line. All other compatibility setbacks are met.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063 to reduce the Compatibility driveway setback requirement from 25 feet to approximately five feet from adjacent SF-3- zoned property used as single family.

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP **PHONE:** 974-2788
Christine.Barton-Holmes@austintexas.gov

PROJECT INFORMATION: 0.465 acres (20253 sq. ft.)

EXIST. ZONING: MF-3

MAX. BLDG. COVERAGE : 55%

PROP. BUILDING CVR: 3752 sq. ft. (18.5%)

MAX. IMPERV. CVRG.: 65%

PROP. IMP. CVRG.: 7979 sq. ft. (39.4%)

ALLOWED F.A.R.: .75:1

PROPOSED F.A.R.: .25:1

HEIGHT: 40’/3 stories

PROP. HEIGHT: 30’ (2 stories)

REQUIRED PARKING: 7 spaces

PROVIDED PARKING: 7 spaces

PROPOSED ACCESS: Driveway access to South 5th Street

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a waiver from Compatibility standards to reduce the setback for the sidewalk adjacent to the open space from 25 feet to approximately five feet in order to construct seven apartments in one building. The proposed building will be similar in scale and use to adjacent single-family residences, and will be screened with fencing and landscape. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the West Bouldin Creek watershed, which is classified as an Urban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed restaurant will be from South 5th Street. The proposed development did not require a TIA.

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

PLANNING COMMISSION ACTION: NA

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-3/MF-3 (offices/duplexes/triplexes)

South: SF-3 (single-family)

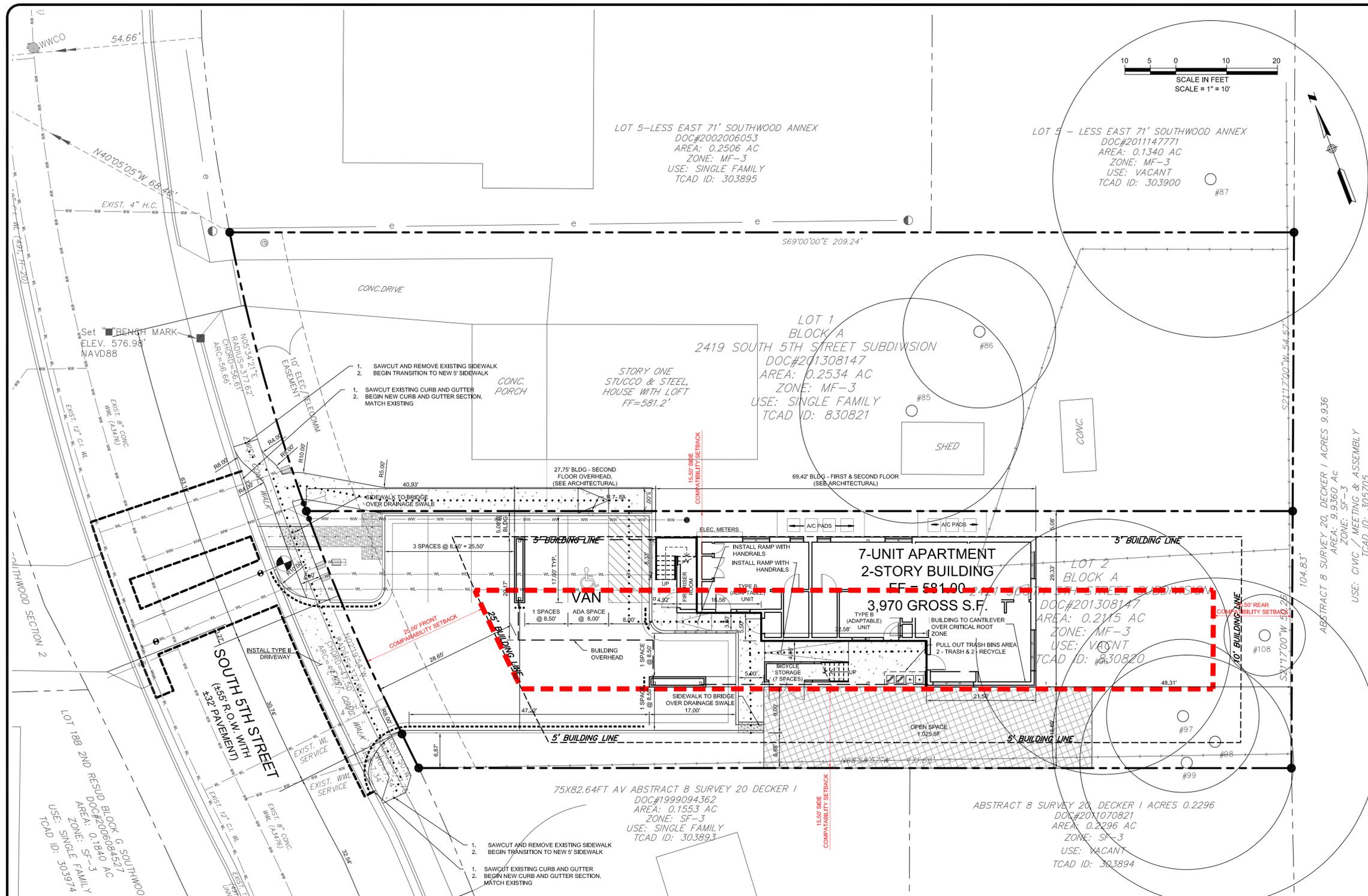
East: LO (Church)

West: SF-3 (duplexes, then single-family)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
South 5 th Street	55’	30’	City Collector

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Austin Neighborhoods Council
- Bike Austin
- Bouldin Creek Neighborhood Association
- Bouldin Creek Neighborhood Planning Team
- Friends of Austin Neighborhoods
- Galindo Area Patriotic Porch Party
- Galindo Elementary Neighborhood Association
- Homeless Neighborhood Assn.
- Perry Grid 614
- Preservation Austin
- Save Our Springs Alliance
- SELTexas
- Sierra Club, Austin Regional Group
- South Central Coalition



LEGEND

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	DECOMPOSED GRANITE WALKWAY
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	FIRE LANE
[Symbol]	[Symbol]	ACCESSIBLE ROUTE
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	HANDICAPPED PARKING SPACE & SIDEWALK RAMP
[Symbol]	[Symbol]	CROSSWALK
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	WASTEWATER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WASTEWATER MANHOLE
[Symbol]	[Symbol]	STORMSEWER MANHOLE
[Symbol]	[Symbol]	12" REBAR FOUND (OR AS NOTED)
[Symbol]	[Symbol]	12" REBAR WITH CAP FOUND
[Symbol]	[Symbol]	12" REBAR WITH CHAPARRAL CAP SET
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	ELEC. UTILITY
[Symbol]	[Symbol]	ELEC. MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TELEPHONE UTILITY
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	[Symbol]	TELEPHONE MANHOLE
[Symbol]	[Symbol]	UNDERGROUND GAS MARKER
[Symbol]	[Symbol]	CHAIN LINK FENCE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.
 - COMPACT SPACES TO BE MARKED WITH SIGN PAVEMENT STRIPING.
 - THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARD SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS SHALL BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
 - SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
 - PUBLIC WORKS WILL RECOMMEND THE APPROPRIATE SIGNAGE FOR THE LOADING SPACE. A FEE MAY BE REQUIRED BY PUBLIC WORKS TO PAY FOR THE REQUIRED SIGNAGE.

Lot 1 and 2 Total			
Total Imp Cover	=	0.183 Ac. 39.4%	7,979 SF
Total Bldg Coverage	=	0.086 Ac.	3,752 SF
Total Parking/Drives	=	0.080 Ac.	3,489 SF
Total Concrete/Sidewalk	=	0.017 Ac.	738 SF
Prop FAR	=	5.065	SF 0.25 :1
Prop Height	=	2	Stories
Prop GFA	=	5,065	S.F.
Proposed Density	=	17.2 Units / Acre	
Required Open Space (5% gross site area)	=		1,013 SF
Provided Open Space	=		1,025 SF
Parking Calculations			
Type of Bedroom Units	Units	SP/Unit	Total Spaces
Efficiency	3	1.0	3
1 BR	4	1.5	6
Total			9
Req'd Parking (w/ 80% reduction)	=		7 Spaces
Provided Parking			
Standard Spaces (Existing)	=		6
Accessible Spaces	=		1
Total Provided Parking	=		7 Spaces

South 5th Street Apartments

Total Project Area	=	0.465 Ac.	
Lot 1	=	0.253 Ac.	11040 sf
Lot 2	=	0.212 Ac.	9213 sf
MF-3 Zoning			
Allowable Imp Cover	=	0.302 Ac.	65% 13,164 SF
Maximum FAR	=	15,190 S.F.	0.75:1
Allowable Height	=	40	feet
Land use	=	Multi-family	

Lot 1 Total (Existing)			
Total Imp Cover	=	0.056 Ac. 12.0%	2,434 SF
Total Bldg Coverage	=	0.029 Ac.	1,261 SF
Total Parking/Drives	=	0.027 Ac.	1,173 SF
Exist FAR	=	1.095	SF 0.05 :1
Exist Height	=	1	Stories
Exist GFA	=	1,095	S.F.
Exist Density	=	3.9 Units / Acre	
Lot 2 Total (Proposed)			
Total Imp Cover	=	0.127 Ac. 27.4%	5,545 SF
Total Bldg Coverage	=	0.057 Ac.	2,491 SF
Total Parking/Drives	=	0.053 Ac.	2,316 SF
Total Concrete/Sidewalk	=	0.017 Ac.	738 SF
Prop FAR	=	3,970	SF 0.20 :1
Prop Height	=	2	Stories
Prop GFA	=	3,970	S.F.
Proposed Density	=	33.1 Units / Acre	

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE

FILE NUMBER: SP-2017-0081C EXPIRATION DATE: _____
CASE MANAGER: CHRISTINE BARTON-HOLMES APPLICATION DATE: 03/09/17
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department
DATE OF RELEASE: _____ Zoning: MF-3
Rev. No. 1 _____ Correction No.1 _____
Rev. No. 2 _____ Correction No.2 _____
Rev. No. 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SOUTH 5TH ST. APARTMENTS
SITE DEVELOPMENT PLANS
SITE PLAN

2421 S. 5TH STREET, AUSTIN, TX 78704

NO.	DATE	DESCRIPTION

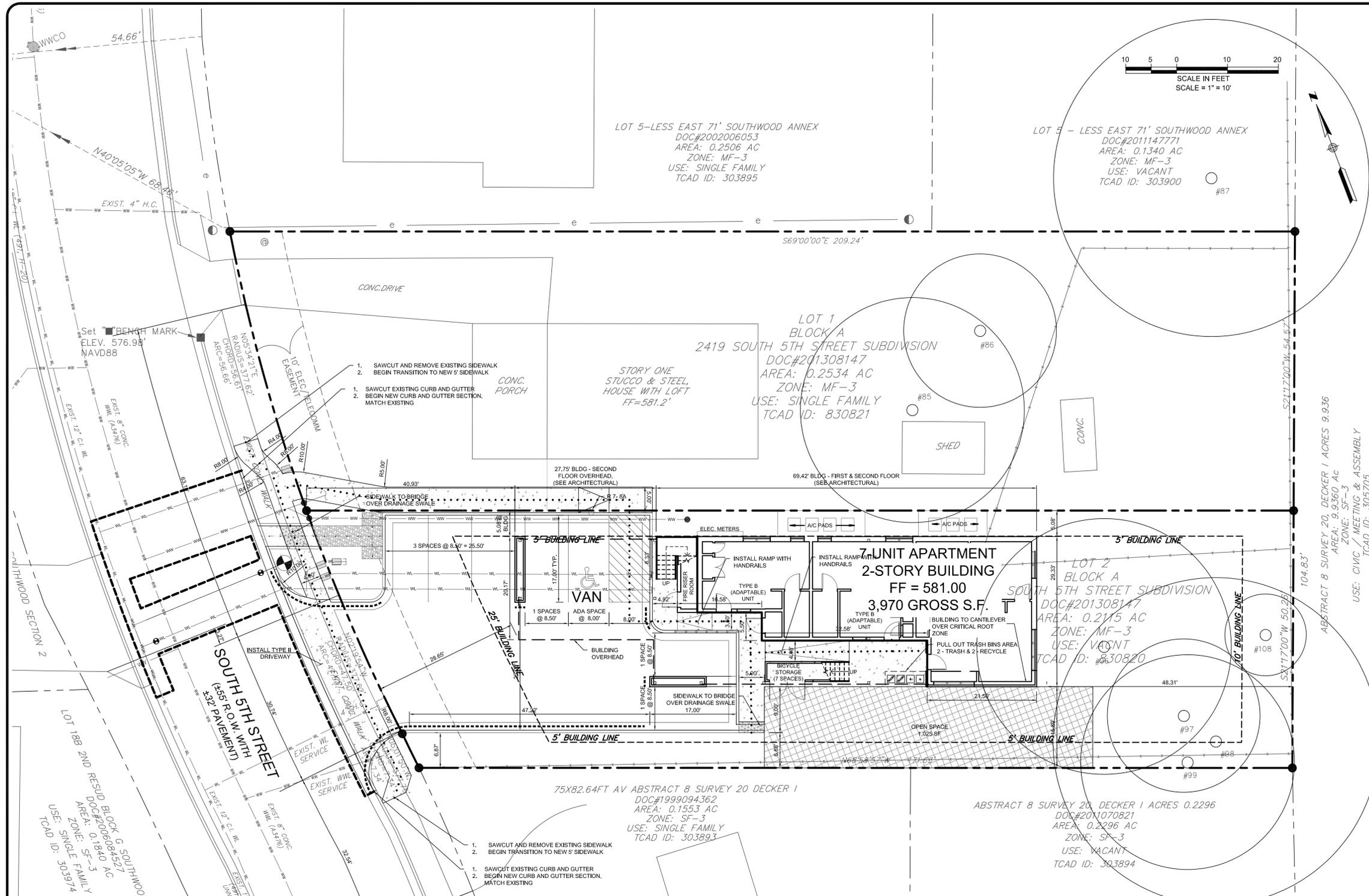
DATE: _____ DESIGNED BY: MPP
DRAWN BY: HR, VCC
CHECKED BY: JMP
DRAWING NAME: subarea.south5th

LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.438.4700
Fax 512.438.4716
FRNF-1386

JOB NUMBER: A284-402

SP01

SHEET NO. **7**
OF 17 SHEETS



LEGEND

PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	DECOMPOSED GRANITE WALKWAY
[Symbol]	[Symbol]	PROPERTY BOUNDARY
[Symbol]	[Symbol]	FIRE LANE
[Symbol]	[Symbol]	ACCESSIBLE ROUTE
[Symbol]	[Symbol]	SIDEWALK RAMP
[Symbol]	[Symbol]	HANDICAPPED PARKING SPACE & SIDEWALK RAMP
[Symbol]	[Symbol]	CROSSWALK
[Symbol]	[Symbol]	STORM SEWER LINE
[Symbol]	[Symbol]	WASTEWATER LINE
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WASTEWATER MANHOLE
[Symbol]	[Symbol]	STORMSEWER MANHOLE
[Symbol]	[Symbol]	12" REBAR FOUND (OR AS NOTED)
[Symbol]	[Symbol]	12" REBAR WITH CAP FOUND
[Symbol]	[Symbol]	12" REBAR WITH CHAPARRAL CAP SET
[Symbol]	[Symbol]	UTILITY POLE
[Symbol]	[Symbol]	OVERHEAD UTILITIES
[Symbol]	[Symbol]	ELEC. UTILITY
[Symbol]	[Symbol]	ELEC. MANHOLE
[Symbol]	[Symbol]	LIGHT POLE
[Symbol]	[Symbol]	TELEPHONE UTILITY
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC MARKER
[Symbol]	[Symbol]	UNDERGROUND GAS MARKER
[Symbol]	[Symbol]	CHAIN LINK FENCE

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.
 - COMPACT SPACES TO BE MARKED WITH SIGN PAVEMENT STRIPING.
 - THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED.
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
 - APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARD SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS SHALL BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
 - SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
 - A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES.
 - SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
 - PUBLIC WORKS WILL RECOMMEND THE APPROPRIATE SIGNAGE FOR THE LOADING SPACE. A FEE MAY BE REQUIRED BY PUBLIC WORKS TO PAY FOR THE REQUIRED SIGNAGE.

South 5th Street Apartments

Total Project Area	=	0.465	Ac.	11040	sf
Lot 1	=	0.253	Ac.	6213	sf
Lot 2	=	0.212	Ac.	5213	sf
MF-3 Zoning	=				
Allowable Imp Cover	=	0.302	Ac.	65%	13,164 SF
Maximum FAR	=	15,190	S.F.	0.75:1	
Allowable Height	=	40	feet		
Land Use	=	Multi-family			

Lot 1 Total (Existing)	=	0.056	Ac.	12.0%	2,434 SF
Total Imp Cover	=	0.029	Ac.		1,261 SF
Total Bldg Coverage	=	0.027	Ac.		1,173 SF
Total Parking/Drives	=	1.095	S.F.	0.05 :1	
Exist FAR	=	1	Stories		
Exist Height	=	1.095	S.F.		
Exist. GFA	=	3.9	Units / Acre		
Exist. Density	=				
Lot 2 Total (Proposed)	=	0.127	Ac.	27.4%	5,545 SF
Total Imp Cover	=	0.057	Ac.		2,491 SF
Total Bldg Coverage	=	0.053	Ac.		2,316 SF
Total Parking/Drives	=	0.017	Ac.		738 SF
Total Concrete/Sidewalk	=	3.970	SF	0.20 :1	
Prop FAR	=	2	Stories		
Prop Height	=	3,970	S.F.		
Prop GFA	=	33.1	Units / Acre		
Proposed Density	=				

Lot 1 and 2 Total	=	0.183	Ac.	39.4%	7,979 SF
Total Imp Cover	=	0.086	Ac.		3,752 SF
Total Bldg Coverage	=	0.080	Ac.		3,489 SF
Total Parking/Drives	=	0.017	Ac.		738 SF
Total Concrete/Sidewalk	=	5,065	SF	0.25 :1	
Prop FAR	=	5,065	S.F.		
Prop Height	=	17.2	Units / Acre		
Prop GFA	=				
Proposed Density	=				
Required Open Space (5% gross site area)	=	1.013	SF		
Provided Open Space	=	1.025	SF		
Parking Calculations					
Type of Bedroom Units		Units	SP/Unit	Total Spaces	
Efficiency		3	1.0	3	
1 BR		4	1.5	6	
Total				9	
Req'd Parking (w/ 80% reduction)	=	7	Spaces		
Provided Parking					
Standard Spaces (Existing)	=	6			
Accessible Spaces	=	1			
Total Provided Parking	=	7	Spaces		

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE

FILE NUMBER: SP-2017-0081C EXPIRATION DATE: _____
CASE MANAGER: CHRISTINE BARTON-HOLMES APPLICATION DATE: 03/09/17
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Planning and Development Review Department
DATE OF RELEASE: _____ Zoning: MF-3
Rev. No. 1 _____ Correction No.1 _____
Rev. No. 2 _____ Correction No.2 _____
Rev. No. 3 _____

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

SOUTH 5TH ST. APARTMENTS
SITE DEVELOPMENT PLANS
SITE PLAN

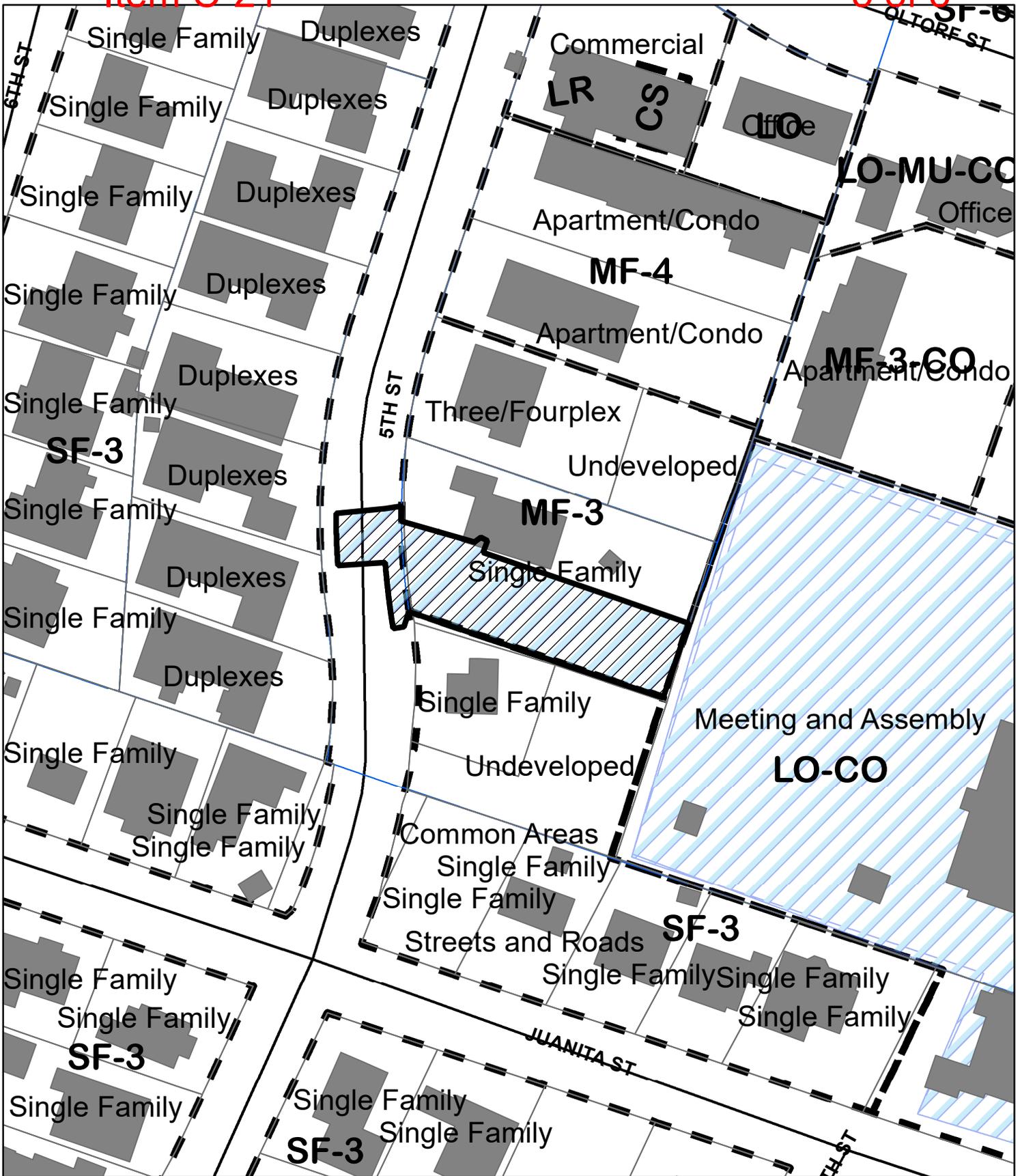
2421 S. 5TH STREET, AUSTIN, TX 78704

NO.	DATE	DESCRIPTION

DESIGNED BY: MFP
DRAWN BY: HR, VCC
CHECKED BY: JPP
DRAWING NAME: subarea.spln2017.dwg

LJA Engineering, Inc.
5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.438.4700
Fax 512.438.4716
FRNF-1386

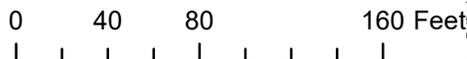
JOB NUMBER: A284-402
SP01
SHEET NO. **7**
OF 17 SHEETS



SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY



CASE#: SP-2017-0081C
 ADDRESS: 2421 S 5th Street
 CASE NAME: South 5th St Apts
 MANAGER: Christine Barton-Holmes



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.